



Commercial Full

3905-3921 32nd Street, Port Huron, Michigan 48060-6950

MLS#: **20251011100**
P Type: **Real Estate Only**
Status: **Active**

Area: **10151 - Port Huron Twp**
DOM: **N/1/1**

Short Sale: **No**
Trans Type: **Sale**
ERTS/FS

LP: **\$1,364,900**
OLP: **\$1,364,900**



Location Information
County: **St. Clair**
Township: **Port Huron**
Mailing City: **Port Huron**
School Dist: **Port Huron**
Location: **South Blvd and 32nd St**
Directions: **South Blvd and 32nd St (South of South Blvd)**

Side of Str:

Lot Information
Acres: **6.00**
Rd/Wtr Frt Ft: **370 /**
Lot Dim: **370 x 700**

General Information
Year Blt/Rmd:
#Units/ % Lsd: / -%

Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments:

Business Information

Zoning: **Commercial, Heavy Industrial, Light Industrial, Multiple Automotive, Commercial, Mini-Storage, Mixed Use, Retail, Service, Warehouse**

Bus Type:
Licenses:
Rent Incl:
Inv List:
Inv Incl: **No**
APOD Avail:

Zone Conform:
Rent Cert'd:
Restrictions:

Income and Expenses
Monthly Sales:
Annl Net Inc: **0**
Annl Gross Inc: **0**
Annl Oper Exp: **0**

Access To / Distance To
Interstate:
Railroad:
Airport:
Waterway:

Square Footage
Est Sqft Ttl: **17,000** (LP/SqFt: \$80.29)
Est Sqft Main: **17,000**
Est Sqft Ofc:
Sqft Source:

Recent CH: **06/24/2025 : New : ->ACTV**

Listing Information

Listing Date: **06/24/2025** Off Mkt Date: Pending Date: BMK Date:
Exclusions: ABO Date: Contingency Date:
Terms Offered: **Cash, Conventional** Possession: **At Close**
Access: **Appointment/LockBox** MLS Source: **REALCOMP** Originating MLS# **20251011100**
Protect Period: **120** LB Location:

Features

Arch Level: **Slab** Exterior: **Aluminum, Brick, Concrete, Metal Siding**
Foundation: Foundation Mtrl:
Accessibility: Sewer: **Public Sewer (Sewer-Sanitary)**
Water Source: **Public (Municipal)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **280203003000** Ownership: **Real Estate Owned (Bank)**
Tax Summer: **\$3,727** Tax Winter: **\$1,934** Oth/Sp Assmnt:
SEV: **102,800.00** Taxable Value: **\$101,507.00** Existing Lease: **No** Occupant: **Vacant**
Legal Desc: **BEG ON E SECTION LINE 692.12' N 0D 36M W OF SE COR SECTION 20, TH S 89D 52M W 669', TH N 0D 34M W 217', TH N 89D 52M E 669' TO E SECTION LINE, TH S 0D 36M E 217' TO BEG SECTION 20 T6N R17E 3.332 A**

Agent/Office/Contact Information

Listing Office: **Keller Williams Paint Creek** List Ofc Ph: **(248) 609-8000**
Listing Agent: **JOHN KURCZAK** List Agt Ph: **(586) 949-9000**
Contact Name: **JOHN KURCZAK** Contact Phone: **(248) 608-1000**

Remarks

Public Remarks: **Combined Listing of 3905 and 3921 32nd St. This remarkable property presents an extraordinary opportunity for savvy investors looking to capitalize on its unique zoning features, which blend retail and heavy industrial capabilities. Perfectly situated right off the 94 freeway and conveniently located near railroads and Lake St. Clair, this former trucking company and contracting storage facility is designed for maximum versatility. With updated utilities, including newer sewer and water lines, and an impressive 600 Amp of electric service, the property boasts a main building of 3,750 Sq Ft, a living area of 950 Sq Ft, and two substantial outbuildings of 3,800 Sq Ft and 1,000 Sq Ft, respectively. The inclusion of an employee lounge area with a full kitchen and bathroom enhances its functionality, making it ideal for multiple business ventures. This is not just a property; it is a stepping stone toward financial freedom, enabling you to diversify your investments strategically. At Real Estate Essentials, we are dedicated to empowering you in your real estate journey, aligning our expertise with your aspirations and investment goals. Seize this exceptional opportunity and take the next step towards securing your future with the guidance of Real Estate Essentials—your trusted partner in real estate investment success.**

REALTOR® Remarks: **3905 & 3921 32ND Street, Port Huron Twp, Michigan 48060 \$1,364,900.00 Industrial zoning Approx 17,000 Sq Ft Total Both Buildings 5.37 Acres - Industrial**

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<u>Location Information</u>		Side of Str:	<u>Lot Information</u>
County:	St. Clair		Acres: 4.00
Township:	Port Huron Twp		Rd/Wtr Frt Ft: 220 /
Mailing City:	Port Huron		Lot Dim: 220.00 x 636.00
School Dist:	Port Huron		
Location:	Michigan and Military		
Directions:	RAVENSWOOD OR DOVE TO 32ND ST TO PROPERTY CLOSER TO RAVENSWOOD		
<u>General Information</u>		<u>Business Information</u>	
Year Blt/Rmd:	1950/2022	Zoning:	Light Industrial
#Units/ % Lsd:	/ -%	Current Use:	Automotive, Commercial, Mini-Storage, Mixed Use, Retail, Service, Warehouse, Towing company
# Loft Units:		Bus Type:	Service, Manufacturing, Recreational, Retail, Wholesale, Ind
# Eff/Std Units:		Licenses:	
# 1 BR Units:		Rent Incl:	
# 2 BR Units:		Inv List:	
# 3 BR Units:		Inv Incl:	No
# 4 BR Units:		APOD Avail:	
Encroachments:		Zone Conform:	Yes
<u>Income and Expenses</u>		<u>Access To / Distance To</u>	
Monthly Sales:		Interstate:	/ 5
Annl Net Inc:	\$500,000	Railroad:	/ 1
Annl Gross Inc:	\$100,000	Airport:	/ 5
Annl Oper Exp:	\$10,000	Waterway:	Yes / 1
		<u>Square Footage</u>	
		Est Sqft Ttl:	6,750 (LP/SqFt: \$96.28)
		Est Sqft Main:	12,000
		Est Sqft Ofc:	1,500
		Sqft Source:	Estimated


Recent CH: **06/20/2025 : New : ->ACTV**

Listing Information			
Listing Date:	06/20/2025	Off Mkt Date:	
Exclusions:		Protect Period:	190
Terms Offered:	Cash, Contract, Conventional		
Access:	Appointment/LockBox		
LC Down Pay:	\$300,000	LC Int Rate:	11
LC Payment:	\$5,000	LC Term:	60

Features	
Arch Level:	1 Story
Foundation:	Slab
Exterior Feat:	Fenced
Comm Feat:	Employee Lunch/Lounge, 3 Phase Power, 220V Available, 440V Available, Fire Alarm
Comm Ext Feat:	Doors 10-15 ft, Doors Under 10 ft, Perimeter Fence
Accessibility:	Accessible Common Area, Accessible Doors
Fencing:	Fenced
Heating Fuel:	Natural Gas
Wtr Htr Fuel:	Natural Gas
Water Source:	Public (Municipal)
Water Facilities:	Lake Privileges, River Access
Soil Type:	
Out Buildings:	Garage
Exterior:	Aluminum, Brick, Concrete, Metal Siding, Steel
Foundation Mtrl:	
Roof Mtrl:	Asphalt
Heating:	Forced Air
Plant Heating:	Central Air
Office Heating:	Central Air
Sewer:	Public Sewer (Sewer-Sanitary)
Water Features:	
Water Name:	Lake St Clair
Road Frontage:	Paved

Unit Information					
Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type
					Rent

Legal/Tax/Financial			
Property ID:	74280203003000	Ownership:	Standard (Private)
Tax Summer:	\$3,235	Oth/Sp Assmnt:	
SEV:	92,700.00	Existing Lease:	No
Legal Desc:	BEG ON E SECTION LINE 692.12' N 0D 36M W OF SE COR SECTION 20, TH S 89D 52M W 669', TH N 0D 34M W 217', TH N 89D 52M E 669' TO E SECTION LINE, TH S 0D 36M E 217' TO BEG SECTION 20 T6N R17E 3.332 A		
Tax Winter:	\$1,325	Occupant:	Owner
Taxable Value:	\$89,130.00		

Agent/Office/Contact Information	
Listing Office:	Keller Williams Paint Creek
Listing Agent:	JOHN KURCZAK 
Contact Name:	JOHN KURCZAK
List Ofc Ph:	(248) 609-8000
List Agt Ph:	(586) 949-9000
Contact Phone:	(248) 608-1000

Remarks	
Public Remarks:	This remarkable property presents an extraordinary opportunity for savvy investors looking to capitalize on its unique zoning features, which blend retail and heavy industrial capabilities. Perfectly situated right off the 94 freeway and conveniently located near railroads and Lake St. Clair, this former trucking company and contracting storage facility is designed for maximum versatility. With updated utilities, including newer sewer and water lines, and an impressive 600 Amp of electric service, the property boasts a main building of 3,750 Sq Ft, a living area of 950 Sq Ft, and two substantial outbuildings of 3,800 Sq Ft and 1,000 Sq Ft, respectively. The inclusion of an employee lounge area with a full kitchen and bathroom enhances its functionality, making it ideal for multiple business ventures. This is not just a property; it is a stepping stone toward financial freedom, enabling you to diversify your investments strategically. At Real Estate Essentials, we are dedicated to empowering you in your real estate journey, aligning our expertise with your aspirations and investment goals. Seize this exceptional opportunity and take the next step towards securing your future with the guidance of Real Estate Essentials—your trusted partner in real estate investment success (.45x75 w/Overhead Door&#160;Great location for trucking company, contraction yard or automotive repair facility. Large area suitable for parking vehicles and equipment. Property has been remediated but still could be approved for Brownfield Redevelopment credits. New sewer and water lines from street. Zoned retail from street to building, heavy industrial from the building back. employee lounge area with full kitchen and bathroom)
REALTOR® Remarks:	"no split closings" Sq feet is all 4 Structures